

**TOWN OF AMENIA
PLANNING BOARD SPECIAL MEETING
MONDAY, JUNE 18, 2007**

PRESENT: Chairman George Fenn
Nina Peek
Bill Flood
Jay Dedrick
Tony Robustelli
Jim Walsh
Gina Mignola

Chairman George Fenn opened the meeting at 7:05 P.M. The meeting focused on the May 10th draft Comprehensive Plan and Zoning Law from the Town Board for the Planning Board to make recommendation.

Chairman Fenn then asked any board members to comment. Jim Walsh felt the three Planning Board members on the CPIC committee was a conflict of interest, he also felt there was a concern with the hamlet mixed district as the uses are not clearly defined. He also had a concern with the hamlet residential district as proposed. Mr. Walsh also has concern for the current proposed zoning for highway business and finally Taconic DDSO should not be part of the Master Plan. Bill Flood felt that the Use Table in the Zoning Law should be revised to specifically permit the operation of day care centers. Gina Mignola felt the plan does many good things, however felt that multi-dwellings on smaller lots should be restricted until it can be determined that slum-like conditions would not be encouraged.

MOTION ON RECOMMENDING THE TOWN BOARD ADOPT THE COMPREHENSIVE PLAN AMENDMENT AND THE ZONING CODE IN THE FORM OF THE MAY 10, 2007 DRAFT SUBJECT TO MINOR AMENDMENTS THEY SEE FIT TO MAKE was made by George Fenn, seconded by Nina Peek

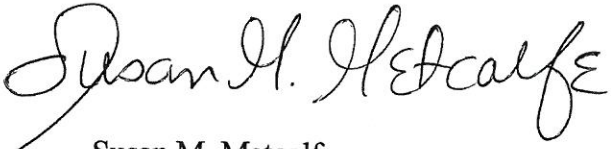
ROLL CALL

CHAIRMAN GEORGE FENN	YES
GINA MIGNOLA	YES/WITH PROVISIONS
TONY ROBUSTELLI	YES
JAY DEDRICK	YES
NINA PEEK	YES
WILLIAM FLOOD	YES
JAMES WALSH	YES/WITH PROVISIONS

MOTION CARRIED

MOTION TO ADJOURN THE MEETING was made by Jay Dedrick, seconded by Nina Peek

Respectfully submitted,



Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board at a Special Meeting held on June 18, 2007 and are not to be construed as the final official minutes until so approved.

 X Approved as read 7-12-07
 Approved with: deletions, corrections, and additions